

FINDINGS

1. Conditional Use Findings.

- a. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The proposed project is the use and operation of a private swim school at an existing single-family residence in the RE15-1-H Zone. The swim school has operated without permits at the site since 2011. The school received an Order to Comply on March 21, 2018 and subsequently filed for the instant application to formalize the use.

The conditional use authorization will allow the school to continue to perform a function and provide a service that is beneficial to the community, city, and region. The private school will provide an alternative education experience for students to learn the ability to swim in a small group setting. Swim lessons reduce the risk of drowning and improve water safety skills and are generally considered an essential skill for all people. Increasing swim lesson options will benefit the City and its residents. At the public hearing, many speakers spoke in support of the school and its instructor's positive contributions to the community through swimming education. Many parents spoke regarding their special needs students who rely on the quiet and calm residential nature of the class setting as opposed to the at times chaotic nature of public swimming pools, where swim lessons are often held.

This grant has incorporated numerous conditions designed to minimize impacts on the surrounding neighborhood. Class times are required to be staggered so that school traffic for drop-off and pick-up are not compounded. Class sizes have been limited to no more than three students per session to further minimize noise/traffic. Hours of operation are to be limited by season with summer classes operating from 8:00 a.m. to 12:15 p.m. and spring/fall classes operating from 12:45 p.m. to 5:00 p.m. Instruction is to only occur Monday-Friday with no classes taking place on Saturday and Sunday. The project has also been required to provide four on-site parking spaces and parents/caretakers are required to park in the driveway to further minimize disruptions on Laurelvale Drive. These conditions, along with other operational limitations will ensure that the project can continue to provide its beneficial service to the community while limiting negative impacts on the surrounding neighborhood.

- b. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The project's location, size, height, operation, and other significant features will be compatible with the surrounding neighborhood and will not adversely affect or degrade adjacent properties. The project site consists of one parcel approximately 16,064 square feet of lot area. The site has approximately 65 feet of frontage along north Laurelvale Drive. The site is developed as a single-family residence with a backyard swimming pool. The site also includes four parking spaces along a driveway accessible from Laurelvale Drive.

The project site is located within the Sherman Oaks – Studio City – Toluca Lake - Cahuenga Pass Community Plan with a land use designation of Very Low Residential

and is zoned RE15-1-H. The proposed project will not alter the physical development of the site. No new construction or enlargement of the residence or swimming pool are proposed. As such, the physical development of the site will continue to be compatible with the surrounding neighborhood.

The project site is located within a predominately single-family residential area. The northern adjoining property is zoned RE15-1-H and is undeveloped along a hillside. The surrounding properties to the south, west and east are zoned RE15-1-H and developed as single-family dwellings.

With regards to operation, the RE15 Zone permits the use of a private school through Conditional Use authorization pursuant to LAMC Section 12.24-U,24(c). As stated previously, the applicant is not proposing any alterations to the existing structure and pool. The subject site will retain the character of a one-family dwelling. The grant has included operational conditions that are intended to minimize impacts on the surrounding neighborhood. The use and operation of the private swim school will be subject to conditions regulating operating hours, parking and student enrollment caps to minimize impacts to the surrounding neighborhood. With regards to operating hours and parking, the school has been conditioned to provide a 15-minute buffer between the start of each class to facilitate on-site drop-off/pick-up of students. With regards to noise, no public address systems are permitted, signage reminding parents/students to keep noise levels to a minimum has been required, and hours of operation are to be limited by season with summer classes operating from 8:00 a.m. to 12:15 p.m. and spring/fall classes operating from 12:45 p.m. to 5:00 p.m. The grant also includes the requirement to include a complaint log and is subject to the requirement to file for a Plan Approval if documented evidence showing continued violations of any condition of the grant is observed. Thus, as conditioned, the project's location, size and height, operations, and other significant features will be compatible with and will not adversely affect the further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

- c. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The project site is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, which is one of the 35 Community Plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the project site with a Very Low Residential land use designation with RE20, RA, RE15 and RE11 zones listed as corresponding zones. The project site is zoned RE15-1-H and is thus consistent with the following Community Plan goals and Policy:

Goal 6: Appropriate locations and adequate facilities for schools to serve the need of existing and future population.

Policy 6-1.3: Site schools in a manner which complements the existing single family and multiple family residential neighborhoods.

The Los Angeles Municipal Code permits the use of a private school within the RE Zone with the approval of a Conditional Use Permit. The approval of the Conditional Use Permit will not change the land use designation or zone of the project site and will not restrict or prohibit the use of the site for residential uses if the private school is no longer in operation. The project site is located within the established hillside residential neighborhood and is improved with a single-family dwelling with ADU and backyard

swimming pool. The backyard saltwater swimming pool will serve as an adequate facility for small group swim lessons in a non-institutional setting.

The private swim school will provide an alternative education experience for students to learn the ability to swim in a small group setting. Swim lessons reduce the risk of drowning and improve water safety skills and are generally considered an essential skill for all people. Increasing swim lesson options will better serve the needs of the existing and future population.

With the imposition of conditions, the school will be compatible with the existing land uses and community character. Conditions include requirements for drop-off/pick-up on-site and the staggering of school hours to reduce conflicts with the adjoining and surrounding properties. The existing single-family residence will not change in size or add any additional structures and will only continue to operate as a private swim school at a single-family residence.

Environmental Findings

2. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Article 19 (Class 1), Section 15323, Article 19 (Class 23) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.